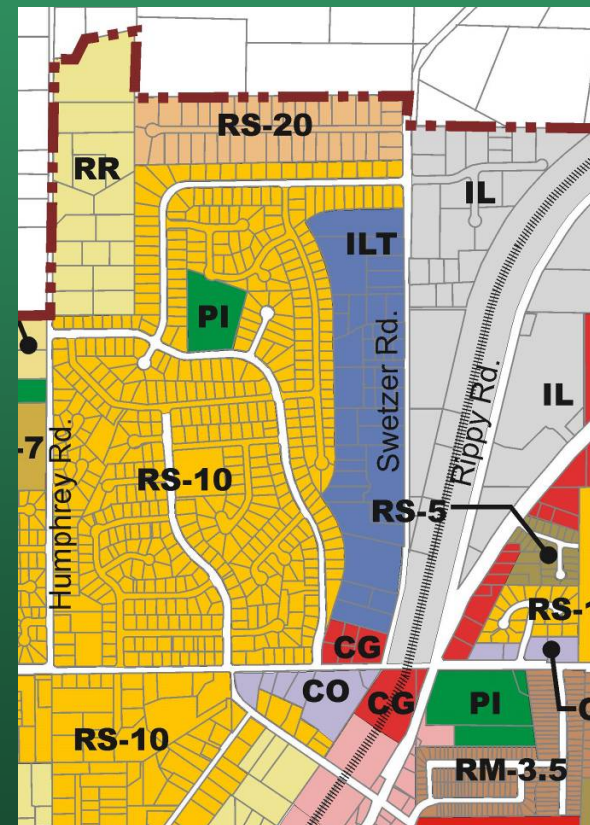
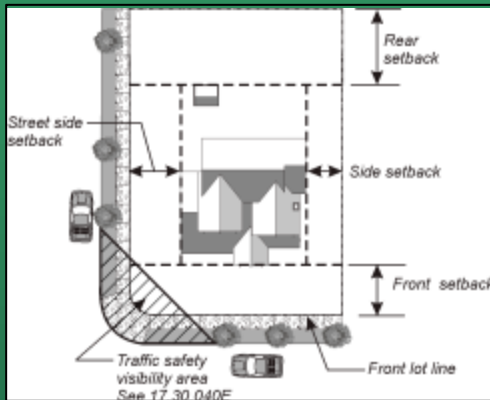


Conventional Zoning Features

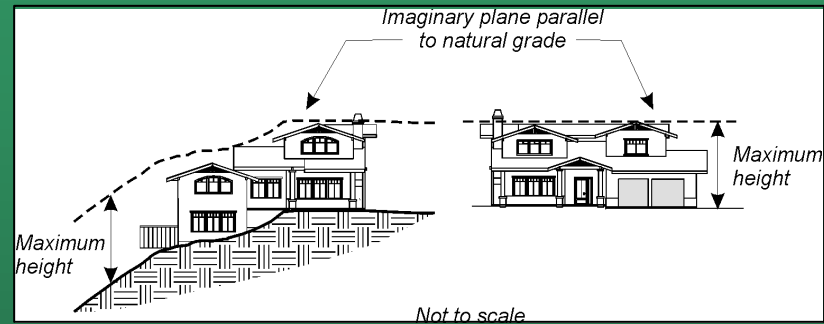
- Use-based zoning districts
- Regulation of land use types
- Zone-based development standards
- Density
- Standards for parking, signs, etc.



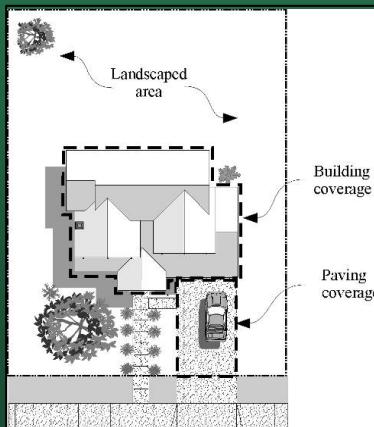
Zone-Based Standards



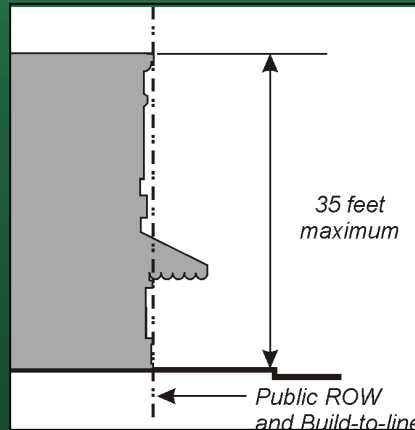
Setback Requirements



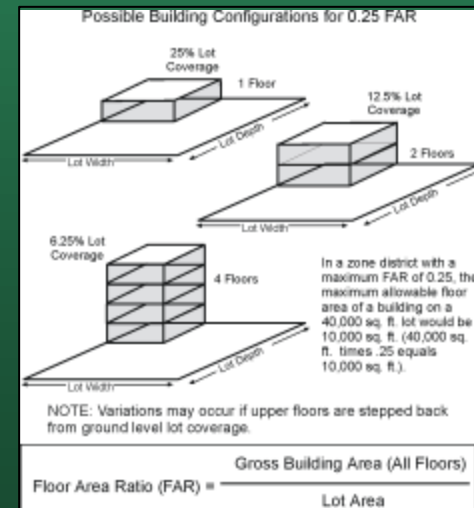
Suburban Height Limits



Site Coverage



Urban Height Limits



Floor Area Ratio

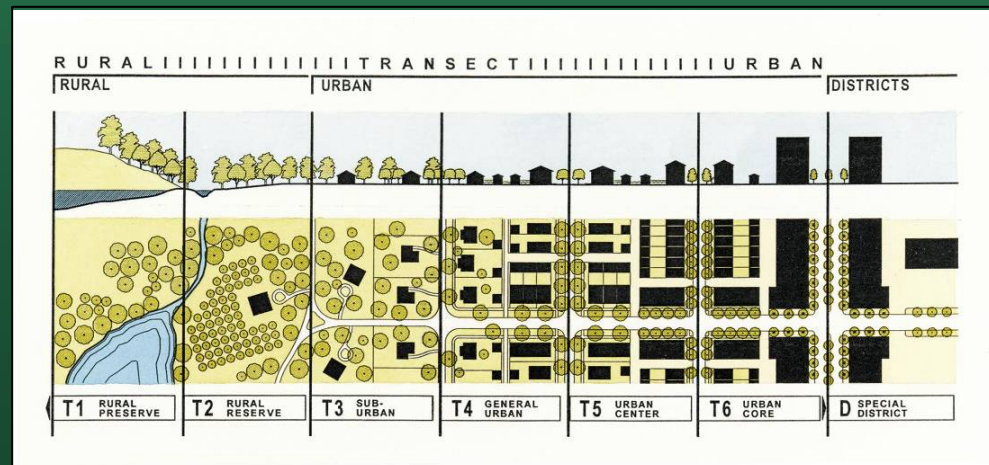
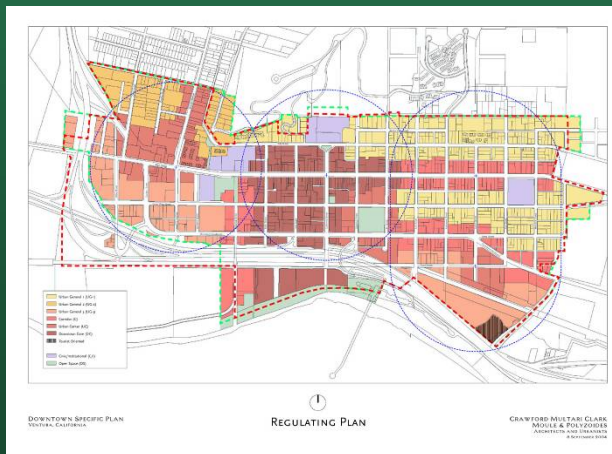


Form-Based Code Concepts

- Rules for building form as important as land use regulation
- Emphasis on mixed-use and mixed housing types
- Greater attention to streetscape and design of public realm; and the role of individual buildings in shaping the public realm
- Standards for building form and mass consciously based on context and/or desired changes
- Design-focused coding process

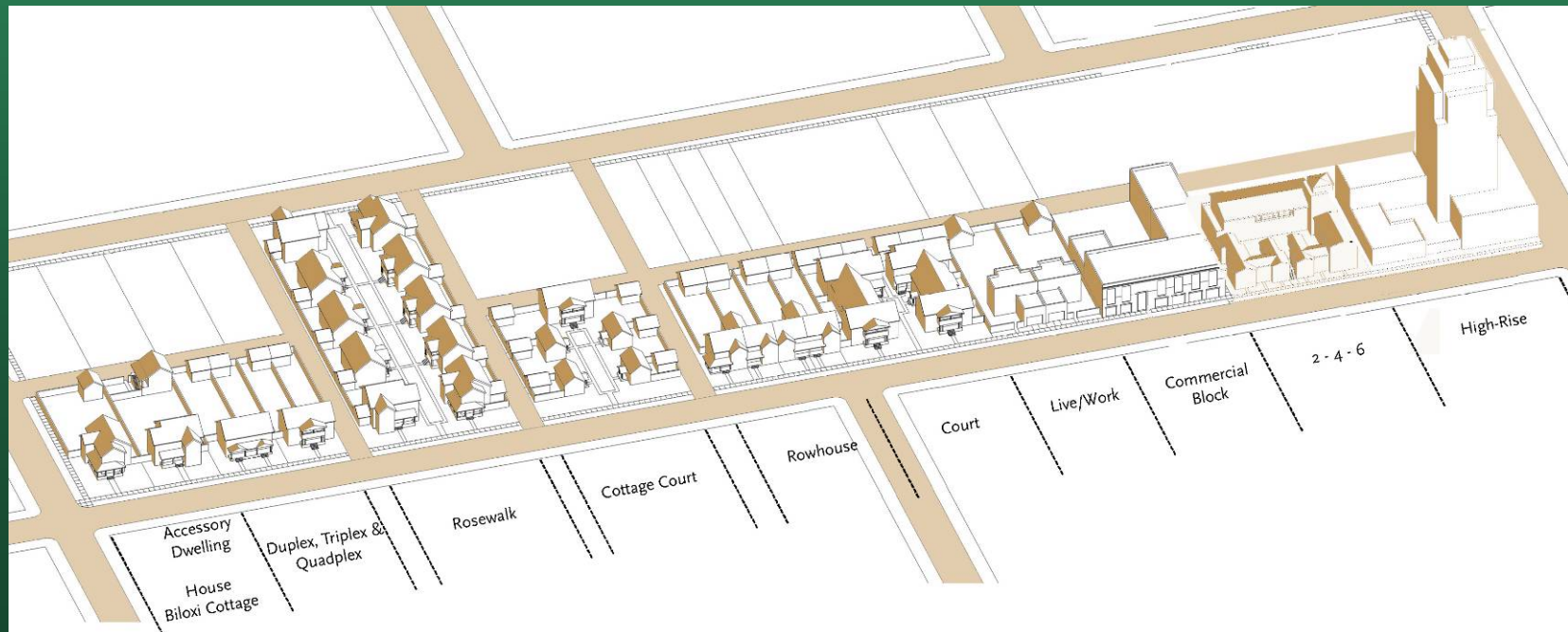
Form-Based Code Standards

- FBCs include key conventional code standards
 - Building placement (setbacks, coverage)
 - Building height and profile (height limit, projections, encroachments)
 - Parking, landscaping, signs
- Regulating Plan maps intensity, form and character rather than simply land uses



Form-Based Code Standards

- Build-to lines may replace setbacks
- Frontage type requirements shape the public realm
- Building type requirements relate buildings to one another
- Street standards considered and/or revised



Questions

Preparing a Form-Based Code

1. Existing conditions analysis and inventory
2. Visioning and planning

